



Department of Planning & Development  
**Planning Unit**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2985  
Madison, Wisconsin 53701-2985  
TDD 608 266 4747  
FAX 608 266-8739  
PH 608 266-4635

March 9, 2006

Michelle L. Burse  
Burse Surveying & Engineering, Inc.  
1400 East Washington Avenue, Suite 158  
Madison, WI 53703

SUBJECT: Emerick Oaks

Dear Michelle:

This is to inform you that the Plan Commission, at its meeting of February 20, 2006, recommended approval of the preliminary and final plat of Emerick Oaks, City of Madison, Dane County, Wisconsin, including rezoning this property from Temporary A (Agriculture) to R2S, Single-Family Residence District.

The Common Council conditionally approved the final plat and rezoning on March 7, 2006.

The conditions of approval are:

**Please contact John Leach, City Traffic Engineering, at 266-4761 if you have questions regarding the following four items:**

1. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
2. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.
3. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:
  - a. No Access shall be granted along the northerly right-of-way line of Old Sauk Road.
4. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Gary Dallmann, City Engineering, at 266-4751 if you have questions regarding the following nineteen items:**

5. Change Lane to Court. Street is Old Sauk Road not West Old Sauk Road due to annexation.

6. Each lot will require a separate sanitary sewer lateral.
7. Prior to approval, the owner shall provide evidence that the proposed plat is within the Central Urban Service Area and eligible to receive sanitary sewer service.
8. The developer shall extend public sanitary sewer at his/her cost, from Cricket Lane to serve the proposed development.
9. 9624 Old Sauk Road address will be changed to an Emerick Court address. Change plat title to City of Madison and on surveyor's certificate.
10. The developer shall construct sidewalk on Old Sauk Road and provide a letter of credit for the value of 14-feet of pavement, curb and gutter, proportionate share of storm sewer and turning lanes for Old Sauk Road as it borders this subdivision. The developer shall compensate the City for the developer's share of the improvements as outlined above and shall maintain surety until the payment is made.
11. The developer shall note that a considerable amount of excavation will be required on Emerick Court and the proposed grade of the street will be much lower than the existing grade near the existing home. A significant retaining wall shall be required on Lot 4 of the plat.
12. The applicant shall enter into a City/Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer.
13. The developer shall construct Madison Standard street improvements for all streets within the plat/csm.
14. The developer shall show a 30-foot building setback line on the plat/csm adjacent to Old Sauk Road for all lots in the plat/csm adjacent to said roadway.
15. The Developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of Old Sauk Road in accordance with Section 66.60(18) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded Lots 1 and 6.
16. The developer shall make improvements to Old Sauk Road to facilitate ingress and egress to the plat/csm.
17. The following notes shall be included on the final plat:
  - a. All lots within this plat are subject to a non-exclusive easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of this plat. Easements shall not be required on property lines shared with greenways or public streets.
  - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
18. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of this plan, it shall be assumed that grading shall be done on a

straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. The following note shall accompany the master storm water drainage plan:

For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

19. Prior to recording, this plat shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
  - a. Detain the 2 and 10-year storm events.
  - b. Control 80% TSS (5 micron particle).
  - c. Provide infiltration in accordance with NR-151.
  - d. Provide substantial thermal control.
20. This site is greater than one (1) acre, and the Developer is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at (608) 275-3201 to discuss this requirement.
21. A minimum of two (2) working days prior to requesting City Engineering sign-off on the plat/csm, the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to subdivision of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
22. All outstanding Madison Metropolitan Sewerage District (MMSD) sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
23. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD 27 and WIDOT County Coordinate System, Dane County Zone datums and be consistent with previous formats delivered to the City by the applicant and contain the minimum of the following, each on a separate layer name/level number:**
  - a. Right-of-way lines (public and private)
  - b. Lot lines
  - c. Lot numbers
  - d. Lot/Plat dimensions

- e. Street names
- f. Easement lines (i.e. street, sanitary, storm (including wetland and floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).

NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.

NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

**Please contact Kathy Voeck, the Assistant Zoning Administrator, at 266-4551 if you have questions regarding the following item:**

- 24. On Lots 2 and 3 show a front building setback line where the lot meets the 40-foot minimum width requirement. Note: Lot 3 meets the 40-foot lot width requirement at approximately the 13-foot sewer easement setback. Show building setbacks of the existing house to remain on Lot 4.

**Please contact Pete Olson of the Planning Unit staff at 266-4635 if you have questions regarding the following three items:**

- 25. The applicant shall submit a tree preservation plan for approval by the Planning Unit Director including smaller building envelopes for each lot to preserve as many trees as possible.
- 26. Covenants and restrictions shall be submitted for Planning Unit approval for the subdivision that include provisions for the maintenance of the proposed bioretention swales on Lots 1 and 6 and the rain gardens on Lots 3 and 4.
- 27. The applicant shall work with the City Engineer's Office to locate the bioretention swales as part of the project's stormwater management plan. The Plan Commission asked that the City Engineer review the stormwater management plan to ensure that properties to the north are not negatively affected.

**Please contact the Madison Water Utility at 266-4651 if you have questions regarding the following four items:**

- 28. All private wells shall be abandoned in accordance with Madison General Ordinance 13.21.
- 29. The owner shall sign a waiver of notice and hearing for public water main assessments on Old Sauk Road.
- 30. All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.
- 31. The Water Utility will not need to sign off on the final plans, nor need a copy of the approved plans.

**Please contact Si Widstrand, City Parks Division, at 266-4711 if you have questions regarding the following item:**

32. Park fee in lieu of dedication = \$1,914/unit plus Park Development Fee = \$815.36/unit. Total Park Fees for five added lots = \$13,646.80, which shall be paid prior to sign-off on the plat.

**Please contact Scott Strassburg, Madison Fire Department, at 266-4484 if you have questions regarding the following item:**

33. All portions of the exterior walls of newly constructed buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least TWO fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

**Please contact Jerry Lund or Jeff Ekola, Real Estate Section, at 266-4222 if you have questions regarding the following item:**

34. The satisfaction and adherence to all requirements of the Real Estate Unit upon final review of the title report. Please contact Jerry Lund or Jeff Ekola at 266-4222 regarding this matter.

(        ) A copy of a plat showing required public utility easements is being sent to your surveyor.

The plat shall be approved by the State Department of Development.

The plat covenants and restrictions for this subdivision shall be submitted to the Planning Unit staff for review and approval.

Any appeal from the action, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter. Upon receipt of this letter, please contact Planning Unit staff at 266-4635 about the steps that should be taken to meet and receive sign-off from the agencies that must review the plat. These agencies are highlighted on the attached form.

Sincerely,

Peter Olson  
Planner II

Enclosure

cc:     City Engineering  
         Traffic Engineering  
         Zoning Administrator  
         Real Estate – Jeff Ekola  
         Surveyor:

Zoning City Engineer Traffic Engineer Planning Fire Department Parks Division Real Estate
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